



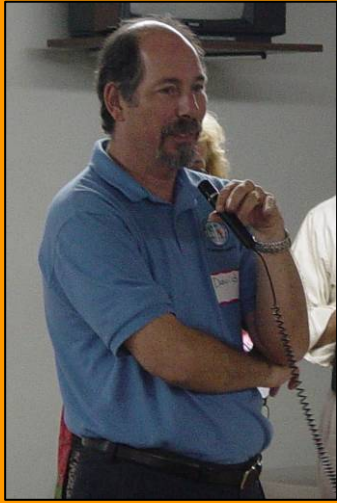
**Community Master Plan for the
Island of Key Largo
Monroe County (Florida Keys)
Findings Workshop
*January 20 , 2005***

Introduction

community

mobility

environment



County Staff -

Marlene Conaway, AICP, Director

David Dacquisto, AICP, Project
Manager

Jason King, Planner

Consultant Team -

Ricardo Calvo, PhD

Neale Stralow, RLA, AICP

James Moore, PhD, AIA

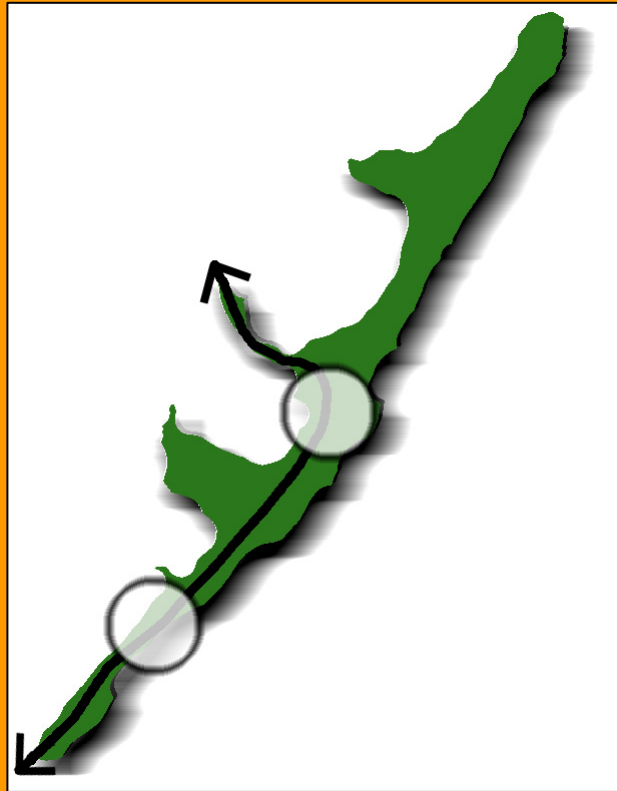
Ignacio Correa-Ortiz, AIA

Tonight's Meeting

mobility

environment

community



Agenda -

- Introduction & Purpose
- Project Overview
- Findings Discussion
- Future Actions
- Questions & Answers

HDR's Team Experience



Ricardo Calvo, PhD

- 20-years Experience, Managed The Key's Carrying Capacity Study



Neale Stralow, RLA, AICP

- 18-years Experience, Registered Landscape Architect, Certified Planner



James Moore, PhD, AIA

- 20-years Experience, Registered Architect, National Planning Manager



Ignacio Correa-Ortiz, AIA

- 18-years Experience, Registered Architect and Licensed Planner

Livable Communities Program



County Program Elements:

- Community-driven planning effort,
- Determines amount, type and location of additional development,
- Community participation,
- Establishes a Vision,
- Alternative development scenarios,
- Capital Costs

Key Largo Plan:

- Project Area - MM 97 to 107
- Vision Workshop – July 27, 2004
- Goal Workshop – October 6, 2004
- US 1 Enhancement Design Workshop – October 7-8, 2004
- Draft Plans – January 2005

Vision Workshop #1 – Consensus Issues

mobility

environment

community



Strengths

1. Quay Property
2. Natural Environment
3. Gateway to the Keys
4. Small Town Atmosphere

Weaknesses

1. U.S. 1 Traffic
2. Lack of Community Aesthetics
3. No image of Key Largo
4. Lack of Public Transportation

Opportunities

1. U.S. 1 Enhancement
2. Quay Property Development

Threats

1. Uncontrolled Development (On and Off-Island)
2. FEMA Regulations
3. Environmental Pollution



Vision Workshop #1

mobility

environment

community




Community's Major Interest Issues

- Improve U.S. 1 Design / Visual Characteristics
- Future Use of Quay Property
- Effects of Uncontrolled Development
- Protection of Natural Environment
- Protection / Increased "Key's Atmosphere"



A Draft Vision Statement...

"Key Largo will continue to be a livable island community with a unique sense of place as the gateway to the Florida Keys. We shall maximize our future by enhancing our quality of life, preserving our natural environment, while fostering innovative redevelopment, and increasing our small town ambiance".



Key Largo LCP & U.S. 1 Enhancement Plans

Livable CommuniKeys Plan, includes:

- 2010 Comprehensive Plan Structure
- Element Based
- Goals, Strategies, Actions
- Design Guidance
- Capital Plan

U.S. 1 Enhancement Plan, includes:

- Conditions
- Design Concepts
- Implementation Strategies

U.S. 1 Enhancement Plans

CONDITIONS

- The highway satisfactorily performs its duties as a highway.
- Sidewalks and urban furniture are less than adequate.
- Complex intersections challenging to pedestrians.
- Three main locations, no clear sense of place.



U.S. 1 Enhancement Plans

Community Centers

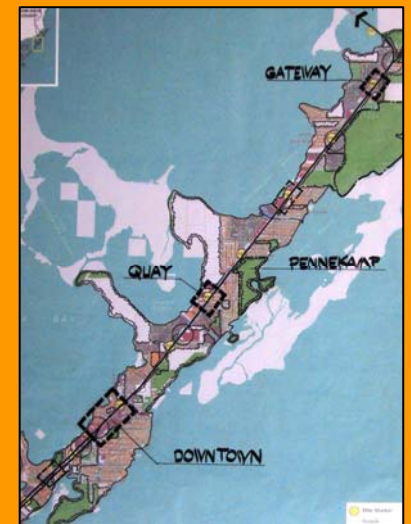
- Accent important locations (Gateways, Civic Areas, Downtown, etc.)
- Supporting Land Uses

Transportation Facilities

- Maintain U.S. 1 capacity
- Geometry improvements
- Increase pedestrian accommodation

Aesthetic Improvement

- Street Furnishing
- Signs (Gateway, Wayfinding, Business, etc.)
- Landscaping



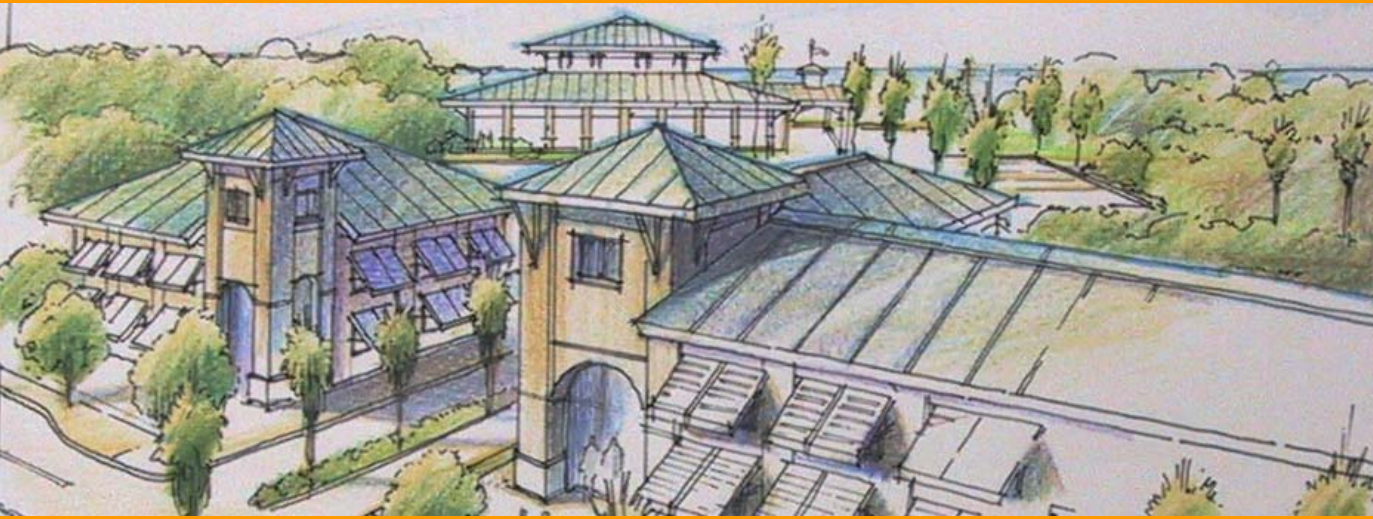
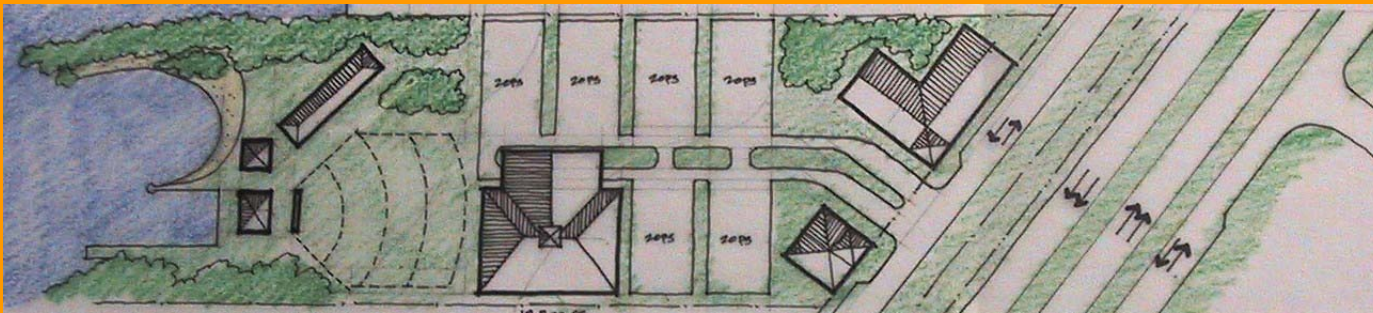
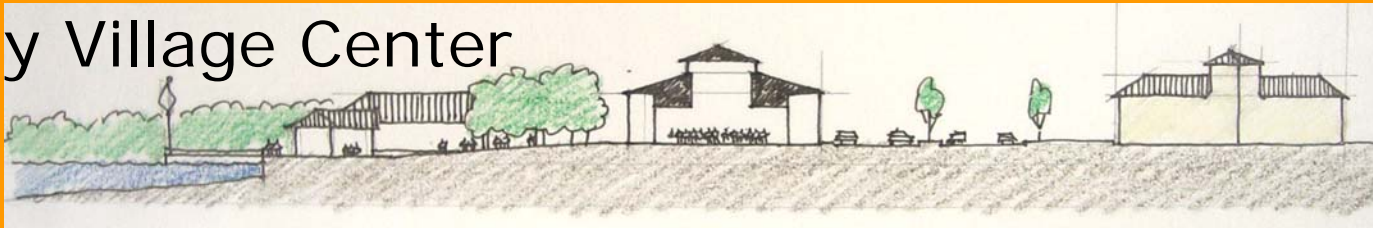
U.S. 1 Enhancement Plans

The Gateway



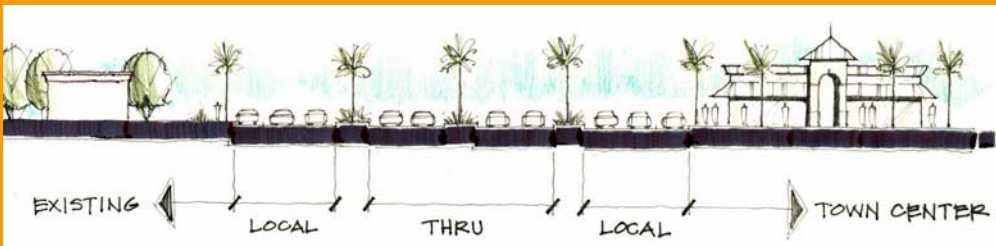
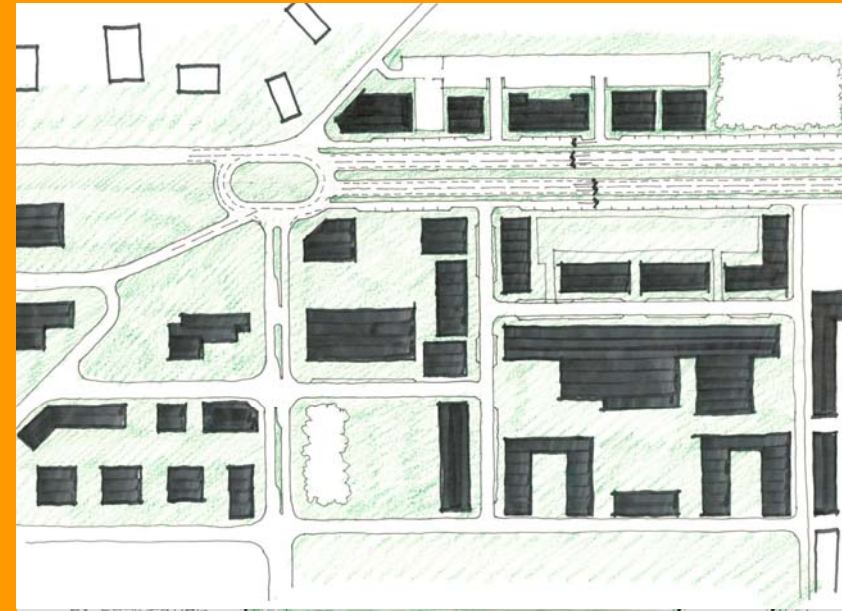
U.S. 1 Enhancement Plans

Quay Village Center



U.S. 1 Enhancement Plans

Downtown





Goal Workshop #2 – Consensus LCP Issues

Future Land Use

1. Establish aesthetic guidelines for future development.
2. Evaluate permitting non-conforming uses to be rebuilt.
3. Support attraction and location of new development, including medical facilities.
4. Support expansion of eco-tourism industry in Key Largo.



Goal Workshop #2 – Consensus LCP Issues

Conservation

1. Establish and complete land conservation goals.
2. Manage stormwater drainage.

Transportation

1. Increase pedestrian accommodation along U.S. 1 and community.
2. Oppose relocation of weigh station in Key Largo.
3. Increase aesthetics along U.S. 1 corridor.



Goal Workshop #2 – Consensus LCP Issues

Public Facilities

1. Establish major community identity center at the Quay property.
2. Increase prominence of existing Welcome Center.

Recreation & Open Space

1. Increase recreational opportunities in the community.
2. Improve public accessibility to water.



Goal Workshop #2 – Consensus LCP Issues

Cultural Resources

1. Establish a cultural arts center in Key Largo.
2. Promote annual festivals and events to build island identity.

Housing

1. Encourage well designed, medium-scale (10-12 unit) housing complexes.
2. Promote truly affordable housing options.



Next Steps

Community Surveys

- Submitted Today / Review Results

Draft Reports (Jan-Feb)

- January 2005
- Post to Web
- Public Review Meeting
- Content Review / Revision

Final Draft Reports / Approval (Feb-April)

- Planning Commission (2)
- Board of County Commissioners

Questions

mobility

environment

community

